

020.A

0001

0208.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

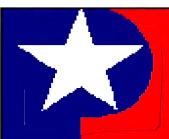
420,700 / 420,700

USE VALUE:

420,700 / 420,700

ASSESSED:

420,700 / 420,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #:	208
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Owner 1: ALBERT ALEXANDER C

Owner 2:

Owner 3:

Street 1: 18 HAMILTON RD #208

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WILBUR DAVID J & -

Owner 2: BATCHELDER LYNNE S -

Street 1: 18 HAMILTON RD #208

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	420,700			420,700		144757
							GIS Ref
							GIS Ref
							Insp Date
							12/11/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0001-0208.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	420,700	0	.	.	420,700		Year end	12/23/2021
2021	102	FV	414,900	0	.	.	414,900		Year End Roll	12/10/2020
2020	102	FV	403,200	0	.	.	403,200	403,200	Year End Roll	12/18/2019
2019	102	FV	393,400	0	.	.	393,400	393,400	Year End Roll	1/3/2019
2018	102	FV	326,100	0	.	.	326,100	326,100	Year End Roll	12/20/2017
2017	102	FV	292,800	0	.	.	292,800	292,800	Year End Roll	1/3/2017
2016	102	FV	292,800	0	.	.	292,800	292,800	Year End	1/4/2016
2015	102	FV	275,300	0	.	.	275,300	275,300	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
WILBUR DAVID J	76702-199	2	1/15/2021		434,500	No	No						
MC DERMOTT PAUL	59599-38		7/25/2012		299,900	No	No						
MC DERMOTT PAUL	48239-110		9/28/2006	Family	1	No	No	Y					
	19510-506		12/1/1988		149,500	No	No						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/16/2010	330	Redo Kit	15,000						4/9/2021	SQ Returned	JO	Jenny O					
									3/24/2021	SQ Mailed	MM	Mary M					
									12/11/2017	Measured	DGM	D Mann					
									5/6/2000		197	PATRIOT					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Very Good	Building Number 18.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:		Rating:											
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	BRICK			A Kits:		Rating:											
View / Desir:				Frl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1985	Eff Yr Blt:		Location:	R - Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:	G12	Fact:	.	Floor:	2 - 2nd Floor												
Const Mod:				% Own:	0.762099981												
Lump Sum Adj:				Name:	35 - 6050												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal	2 - Plaster			Functional:				Interior:		1	5	2	0				
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	4 - Carpet			Override:				Baths:									
Sec Floors:		%		Total:	20.4	%		Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	325.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.19124424			General:									
Electric:	3 - Typical			Const Adj.:	1.04957998			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	406.349			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL			
Int vs Ext:	S			Other Features:	38804												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002												
# Heat Sys:				NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	528546												
% Com Wal		% Sprinkled		Depreciation:	107823												
				Deprecated Total:	420722												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0001-0208.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					